**Heritage Park and Chattahoochee Promenade Revitalization Project**

**Frequently Asked Questions**

1. **Why is Historic Columbus doing this project?**

In 1999 Historic Columbus, in partnership with the Bradley Turner Foundation and Uptown Columbus, developed the idea for green space to replace a problematic 30-unit apartment complex that had been constructed on the property in the 1950s. With the purchase and demolition of the apartment complex, Heritage Park was developed as a park with a water feature that simulated the river with a dam, outdoor sculptures, and history plaques celebrating the industrial history of Columbus. The park was then turned over to the City.

By 2016, the large water feature was no longer functioning. Historic Columbus worked with the Parks and Rec staff to obtain estimates for a new pump system ($250 to 300,000). Parks and Rec attempted to secure funds through the city's regular budgeting process for a few years but was unsuccessful. In further discussion, the main concern expressed by HCF, and city staff, was continued future maintenance. The reality would be that the park would end up back in this same situation every three to five years looking once again at another significant investment in the water feature. Is that the best way for Historic Columbus to invest in the neighborhood and for the organization to conduct its mission? It would certainly be the easiest solution, but would it be the best one?

When the park was originally developed, there was question if the neighborhood could successfully sustain more housing – so the decision to create a green space was made. Within the last 25 years, the original city has become more sustainable and demanding some of the highest prices per square foot.

1. **What is the timeline for completion of the project?**

The complete renovation of the five historic homes moved to the Heritage Park site should take place by the beginning of 2025. The Chattahoochee Promenade and the new Clifford and Bobsie Swift History Trail are scheduled for completion this fall.

1. **Where will the sculptures and history information that was in Heritage Park go?**

All the sculptures and history information will be transferred across the street to the Chattahoochee Promenade. The Promenade from 7th Street to 6th Street will be revitalized and the riverbank cleaned to create open views of the Chattahoochee River. The walled Victorian Garden will be the new home to the industrial history information and sculptures. There will also be a 36-panel history trail installed to tell the history of Columbus from our Native American roots through the Civil War and Reconstruction to Civil Rights. The trail will be called the Clifford and Bobsie Swift History Trail.

1. **How will the Chattahoochee Promenade be maintained once the work is completed?**

The Chattahoochee Promenade will remain City-owned property and will continue to receive basic City-funded maintenance. Historic Columbus has established a **$500,000 Endowment Fund** to supplement City services to ensure the Promenade is clean and maintained.

1. **Who is completing the work on the homes?**

Historic Columbus is partnering with the **W.C. Bradley Co**. to completely renovate the five historic houses. Their team includes Will Barnes (architect), Brock Jones, Inc. (construction), and Libba Dillon (interior finishes).

1. **Who is selling the homes?**

The W.C. Bradley Co. is selling the homes. For all inquiries and questions, please contact **Pace Halter**, President & COO, W.C. Bradley Co. Real Estate. His email is [phalter@wcbradley.com](mailto:phalter@wcbradley.com).

1. **Is Historic Columbus making money off of the sale of the homes?**

Historic Columbus will retain ownership of the five houses/lots until their sale and W.C. Bradley Co. is fully renovating each of them. Historic Columbus will have approximately $2 million on the Heritage Park side of the project (the total project cost, including the work at the Chattahoochee Promenade is $4.2 million).

Once each house is sold for single-family homeownership, the proceeds will be handled in this order,

1. Real estate commissions are paid;
2. W.C. Bradley will recoup its expenses in the property first;
3. then, HCF will recoup its recoup its expenses;
4. Management Fees to W.C. Bradley;
5. Management Fees to HCF;
6. and if there is anything remaining, the profit will be shared in proportion to their total cost basis for the property.

If there are any funds recouped by Historic Columbus, they will be placed in the Janice P. Biggers Revolving – Redevelopment Fund for future preservation projects.